

Communication from Public

Name: David Barboza
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Council File No: 21-1431
Comments for Public Posting: Abundant Housing LA supports the draft ordinance dated 5/24/2022 in CF 21-1431. Please see the attached letter.



6/6/2022

The Honorable Mike Bonin, Nithya Raman and Marqueece Harris-Dawson
Los Angeles City Council
200 N. Spring Street
Los Angeles, CA 90012

Support – Housing replacement and tenant protections – Council File 21-1431

Dear Councilmembers,

We write on behalf of Abundant Housing LA in support of the draft ordinance which was referred to the Housing Committee on May 26, 2022, in **Council File 21-1431**. The draft ordinance clarifies how the City of Los Angeles would implement certain provisions of the Housing Crisis Act with regard to housing replacement obligations and tenant protections in cases where new housing proposals result in demolition of existing housing units.

Abundant Housing LA is a pro-housing, nonprofit advocacy organization working to help solve Southern California's housing crisis. We support reforms to legalize more homes, make homes easier to build, increase funding for affordable housing, and protect tenants, which are all needed to make housing more affordable, improve access to jobs and transit, promote greater environmental sustainability, and advance racial and economic equity. As a community organization, in order to maintain our independence, we do not accept financial support from housing developers or their consultants.

The Housing Crisis Act (HCA), as enacted by SB 330 (2019) and amended by SB 8 (2021), lays out important requirements to ensure that housing development projects do not result in a net loss of housing and to provide compensation to and a right of return for lower-income tenants who may be displaced by redevelopment. It is important for Los Angeles to enact the proposed ordinance to reference these requirements in the municipal code, and clarify how the City intends to implement them. The HCA requires that a housing development project that demolishes housing units create at least as many units as are being demolished. With respect to "protected units," such as deed-restricted affordable or rent controlled units, being demolished, lower-income households are entitled to relocation benefits and a right of first refusal to a comparable unit in the new development at an affordable housing cost.

The proposed ordinance references the relevant requirements in state law, and explains the extent to which those requirements would apply to projects, depending on when applications were submitted. This provides valuable guidance to City staff and homebuilders with regard to what they can expect from the project review process. This is consistent with the intent of the HCA, to ensure timely review of housing development projects based on objective standards.

While it would be desirable for these provisions to continue indefinitely, without sunsets, the HCA does include sunsets, and it is therefore appropriate for an HCA implementation ordinance to maintain consistency with them.

For these reasons, we are proud to support the proposed ordinance, and we offer our thanks to you for bringing this important proposal forward.

Sincerely,

Leonora Camner

Leonora Camner
Executive Director
Abundant Housing LA

David J. Barboza

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Abundant Housing LA